



# Nanaimo Market Statistics

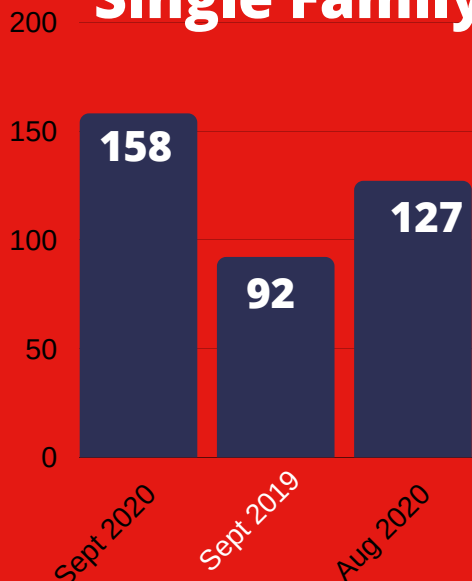


Autumn is here, with leaves beginning to change and the morning and evening air getting brisker. As expected we saw the late start market spill into September with a higher amount of units sold compared with the same period the previous year. As families adjust into this new normal for work and school so does the Real Estate Market and it's been picking back up the last couple of months!

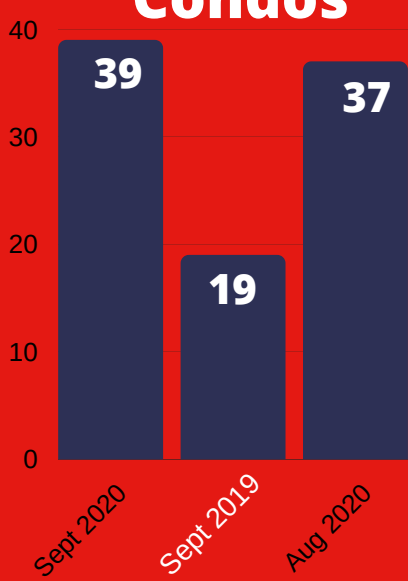
## Sales

By Unit

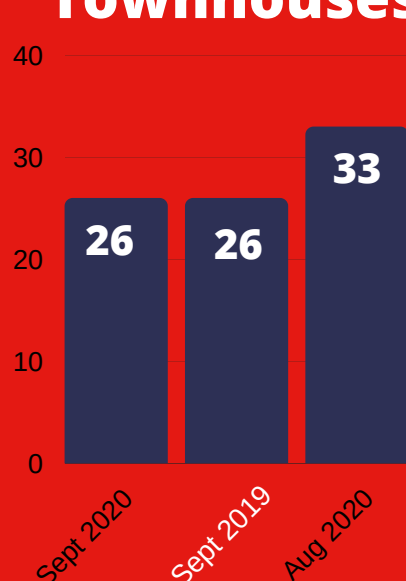
### Single Family



### Condos



### Townhouses



## Average Selling Price

12 Month Moving Average Basis

### Single Family Homes

### Condos

### Townhouses

**Sept 2020**

**\$594,790**

**\$311,041**

**\$410,224**

**Sept 2019**

**\$559,528**

**\$321,544**

**\$391,915**

**Aug 2020**

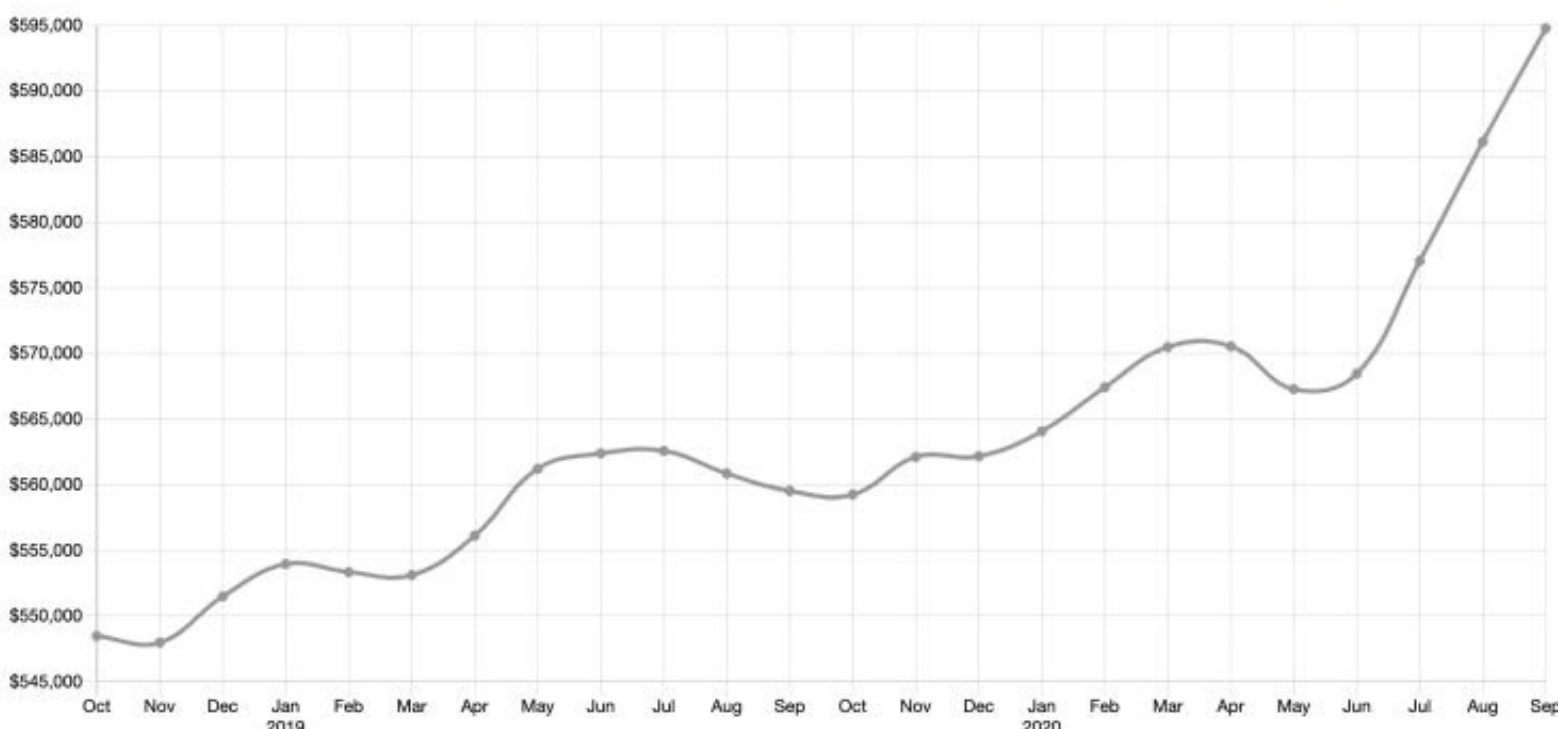
**\$586,642**

**\$305,864**

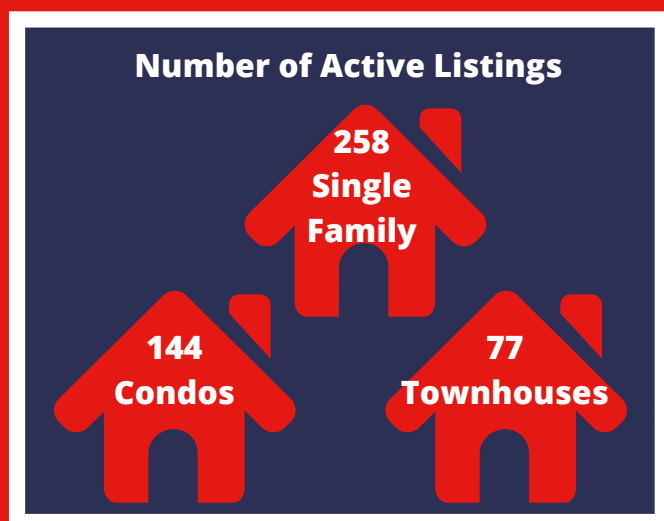
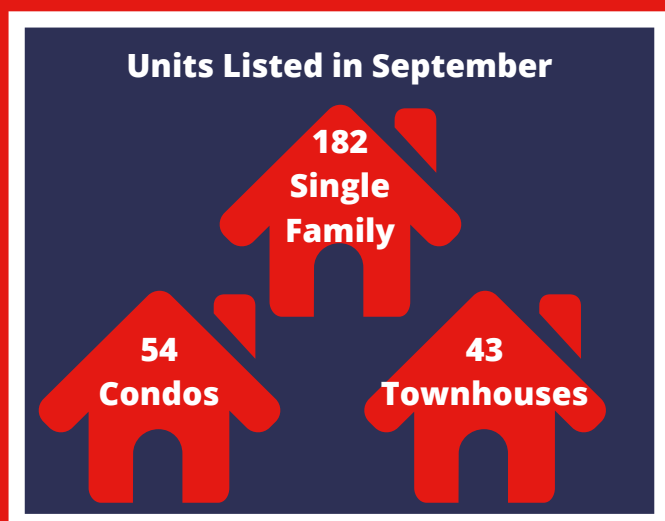
**\$409,171**

The average sales price of Single family homes continue to rise in Nanaimo. On a 12-month moving average basis Nanaimo saw a 6.3% increase for single family homes from \$594,790 to \$559,528 year-over-year. While, condos have seen a 3.3% decrease year-over-year. As mentioned before it has been common to see prices rise year-to-year, but recently condos have been seeing a continual decrease for year-over-year but still increasing month to month. This is possibly an effect of new condo buildings being constructed around the city. Townhouses have seen a rise in price for the same period of 5.5%. See the graph below to view the month-to-month pricing trends within the last 2 years for Single Family homes.

### CUMULATIVE RESIDENTIAL AVERAGE SINGLE FAMILY DETACHED SALE PRICE



# Listings Snapshot



## Inventory

Sept 2020

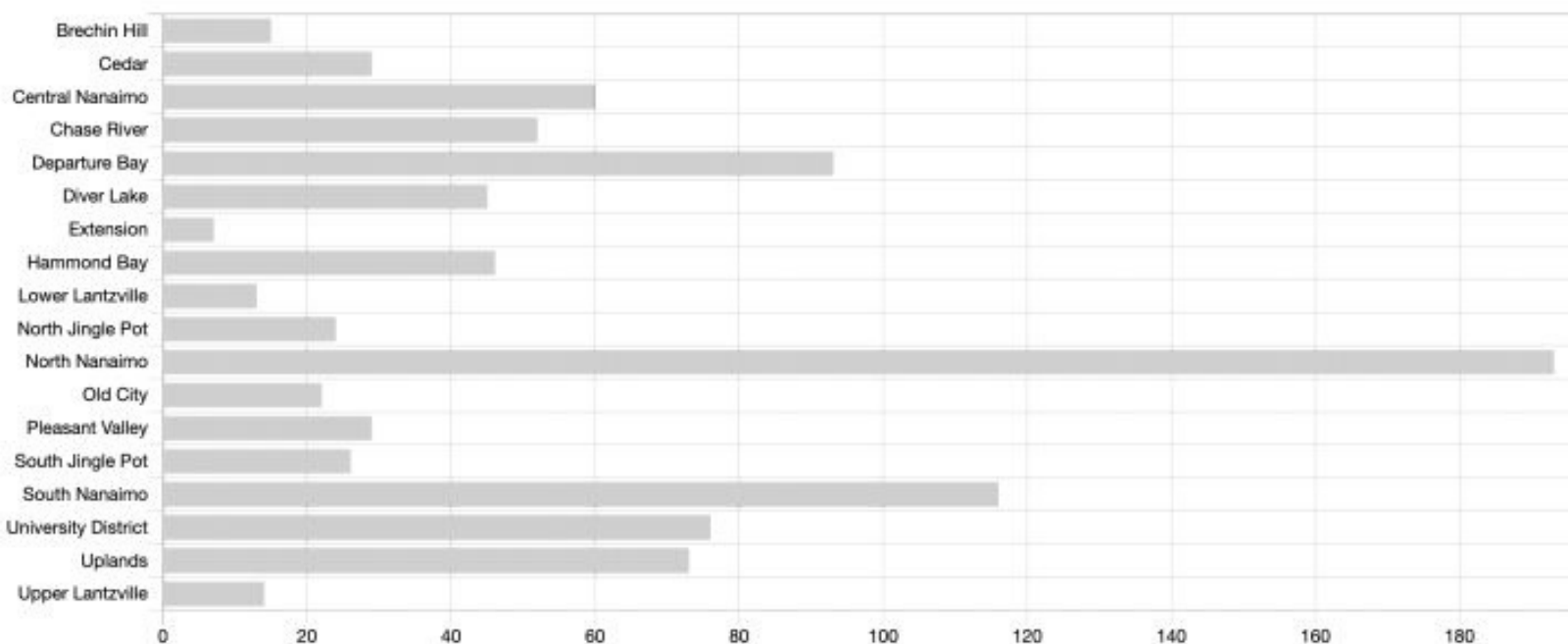


**Less than 5 months of inventory is a Seller's Market and more than 5 months is a Buyer's Market.**

Inventory has stayed on a similar trend the last few months, with this month still seeing all three segments in a seller's market. Single family home inventory has dipped even further into a seller's market with 1.6 months of inventory with many homes being listed and sold quickly! Condos have also gone further into a seller's market with 3.7 months of inventory, while townhouses have 3 months.

### SINGLE FAMILY DETACHED SALES BY SUB AREA

Unconditional Sales from January 1 to September 30, 2020



Our greatest compliment is a referral from our valued clients and friends!

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Nanaimo Real Estate Team



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